

# CITY OF HARRISONBURG



July 8, 2025, City Council Meeting

## Title

Consider Rezoning at 310 West View Street — Planning Commission and Adam Fletcher, Community Development

## Summary

Project name	N/A
Address/Location	310 West View Street
Tax Map Parcels	26-U-12
Total Land Area	+/- 30,000 square feet
Property Owner	Rachael and Stacy Rose
Owner's Representative	Ivan Huber, Huber Architects
Present Zoning	R-1, Single-Family Residential District
Proposed Zoning	R-8C, Small Lot Residential District Conditional
Planning Commission	June 11, 2025 (Public Hearing)
City Council	July 8, 2025 (First Reading/Public Hearing) Anticipated July 22, 2025 (Second Reading)

## Recommendation

Option 1. Staff and Planning Commission (7-0) recommend approval of the rezoning request.

## Fiscal Impact

N/A

## Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Single-family detached dwelling, zoned R-1

North: Single-family detached dwelling, zoned R-1

East: Single-family detached dwelling, zoned R-1

South: Across West View Street, single-family detached dwelling, zoned R-1

West: Across the alley, single-family detached dwellings, zoned R-1

The applicant is requesting to rezone a +/- 30,000 square foot property from R-1, Single-Family Residential District, to R-8C, Small Lot Residential District Conditional. The property is addressed

as 310 West View Street and is identified as tax map parcel 26-U-12. If approved, the applicant plans to construct an addition to the first floor, extending west toward the alley, in the area currently occupied by an existing carport.

The applicant explains in their letter that “[w]hile there is ample room on the site to the southeast of the existing home, the grade drops dramatically, and an addition here would greatly increase the cost and impede the functionality of the walk-out basement on that side of the house.” The flatter terrain closer to the alley presents a more viable option for the proposed addition but would not be possible in the current R-1 zoning district.

### *Proffers*

The applicant has offered the following proffer (written verbatim):

The use of the subject property shall be limited to those uses permitted by right in the R-8 Small Lot Residential District. However, no more than one dwelling unit shall be permitted on the property.

In the R-8 district, single-family detached homes and duplexes are allowed by right so long as, among other things, lot area and dimensional requirements are met. The submitted proffer prevents more than a single unit within the R-8-zoned area.

### *Land Use*

The Comprehensive Plan designates this site as Low Density Residential and states:

These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

The rezoning request, with the proffer, retains the target density for the Low Density Residential Land Use Guide Designation.

### *Transportation and Traffic*

A traffic impact analysis (TIA) was not required for the rezoning request.

### *Public Water and Sanitary Sewer*

Staff has no concerns with the requested rezoning regarding water and sewer matters.

### *Housing Study*

Rezoning this property to R-8 will not impact housing because the property currently has one single-family detached dwelling, and the proffer restricts the property to one dwelling unit.

### *Public Schools*

If the rezoning is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

### *Conclusion*

The rezoning request, with the proffer, retains both the occupancy and density of the R-1, Single-Family Residential District and aside from reduced setbacks maintains the development expectations of the surrounding neighborhood. Staff recommends approval of the rezoning.

### **Options**

1. Approve the rezoning request.
2. Approve the rezoning request.

### **Attachments**

- Extract from Planning Commission
- Site maps
- Application and supporting documents